

ORDINANCE NO. 28991

An ordinance providing for the abandonment and relinquishment of a portion of a water line easement located in City Block A/5715 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Calisto Property Company; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

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**WHEREAS**, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Calisto Property Company, a Texas joint venture, hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE**, as hereinafter provided, for the consideration hereinafter stated; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas hereby abandons, relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

**SECTION 2.** That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to that certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

**SECTION 3.** That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

**SECTION 4.** That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction – Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

**SECTION 5.** That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

**SECTION 6.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

**SECTION 7.** That the abandonment, relinquishment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and

lawfully abandon, relinquish and quitclaim.

**SECTION 8.** That as a condition of this abandonment and as part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

**SECTION 9.** That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said water line easement shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement; to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey to the City of Dallas an easement for water purposes, within 90 days of the effective date of this ordinance, in, under, through, across and along certain properties located in City Block A/5715. Said property to be conveyed shall be acceptable to the Director of Department of Sustainable Development and Construction of the City of Dallas and containing approximately 225 square feet of land, description of which is attached hereto and made a part hereof as Exhibit B. Failure to convey the above described easement as set forth shall render this ordinance null and void and of no further effect.

**SECTION 10.** That at such time as the instrument described in Section 9 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the Deed Records of Dallas County, Texas; and the recorded instrument shall be forwarded to the City Secretary for permanent record.


**SECTION 11.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, the recording of the water easement as set forth in Section 9, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 12.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**  
**THOMAS P. PERKINS, JR.**  
City Attorney

**THERESA O'DONNELL**  
Director of Department of Sustainable  
Development and Construction

BY   
Assistant City Attorney

BY   
Assistant Director

MAY 22 2013

Passed \_\_\_\_\_.

28991

**PARTIAL WATER LINE EASEMENT ABANDONMENT  
AMENDED PLAT OF SEWELL LEXUS ADDITION  
LOT 3, BLOCK A/5715  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 900 SQUARE FOOT (0.021 ACRES) TRACT OF LAND SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NUMBER 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15-FOOT WATER LINE EASEMENT DEDICATED ON LOT 3, BLOCK A/5715 OF THE PLAT OF SEWELL LEXUS ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 2001049, PAGE 80, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AS AMENDED IN VOLUME 2002208, PAGE 98, D.R.D.C.T., AND DESCRIBED TO CALISTO PROPERTY COMPANY IN THE CORRECTION TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 93233, PAGE 2575, D.R.D.C.T., THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 94158, PAGE 1645, D.R.D.C.T., THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2002171, PAGE 3434, D.R.D.C.T., AND TO SEWELL CORPORATION IN THE QUITCLAIM DEED RECORDED IN VOLUME 2000184, PAGE 2685, D.R.D.C.T., SAID 900 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF A 5-FOOT STREET EASEMENT DEDICATED BY SAID PLAT OF SEWELL LEXUS ADDITION FOR LEMMON AVENUE, (A CALLED 90-FOOT RIGHT-OF-WAY) WITH THE NORTHWESTERLY LINE OF MANOR WAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE INTERSECTION OF SAID 5-FOOT STREET EASEMENT WITH THE NORTHWESTERLY LINE OF SAID LOT 3, BEARS NORTH 32°21'09" WEST, A DISTANCE OF 171.98 FEET;

THENCE SOUTH 06°12'59" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 15.64 FEET TO A POINT FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MANOR WAY, (53 FEET WIDE AT THIS POINT);

THENCE SOUTH 44° 47'06" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MANOR WAY AND THE SOUTHEAST LINE OF SAID LOT 3, BLOCK A/5715, A DISTANCE OF 722.50 FEET TO THE MOST EASTERLY SOUTH CORNER OF A CALLED 15-FOOT WIDE WATER LINE EASEMENT AS SHOWN ON SAID PLAT OF SEWELL LEXUS ADDITION RECORDED IN VOLUME 2001049, PAGE 80, D.R.D.C.T., AS AMENDED IN VOLUME 2002208, PAGE 98, D.R.D.C.T.;

THENCE NORTH 45°12'54" WEST ALONG A NORTHEASTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 24.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 44°47'06" EAST ALONG THE SOUTHEASTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**;

(For SPRG use only)

Reviewed by: JL Date: 1-24-13 SPRG NO: 2573

28991

**PARTIAL WATER LINE EASEMENT ABANDONMENT  
AMENDED PLAT OF SEWELL LEXUS ADDITION  
LOT 3, BLOCK A/5715  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 45°12'54" WEST, OVER AND ACROSS SAID 15-FOOT WATER LINE EASEMENT AND OVER AND ACROSS SAID LOT 3, BLOCK A/5715, AT A DISTANCE OF 15.00 FEET PASSING AN ELL CORNER OF SAID EASEMENT CONTINUING IN ALL FOR A DISTANCE OF 45.00 FEET TO AN ELL CORNER OF SAID 15-FOOT WATER LINE EASEMENT;

THENCE NORTH 44°47'06" EAST ALONG A NORTHWESTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 20.00 FEET TO THE MOST NORTHERN CORNER OF SAID EASEMENT;

THENCE SOUTH 45°12'54" EAST ALONG A NORTHEASTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 45.00 FEET TO A POINT FOR AN ELL CORNER IN SAID EASEMENT;

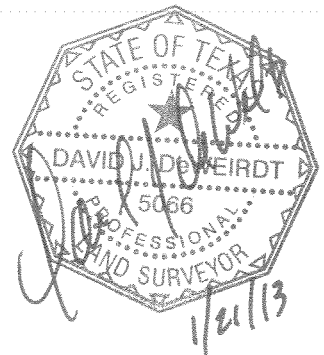
THENCE SOUTH 44°47'06" WEST ALONG A SOUTHEASTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 900 SQUARE FEET OR 0.021 ACRES OF LAND.

**NOTES:**

THE BEARINGS CALLED FOR HEREIN ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MANOR WAY BEING NORTH 44°47'06" EAST, THE SAME AS RECORDED IN VOLUME 20002208, PAGE 98, DEED RECORDS OF DALLAS COUNTY, TEXAS.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



(For SPRG use only)

Reviewed by: JL Date: 1-24-13 SPRG NO: 2573

## LEGEND

DRCT	DEED RECORDS DALLAS COUNTY, TEXAS	VOL.	PAGE	VOLUME
CIRS	5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "BURY+PARTNERS ESMIT" SET	MON.	CM	SQUARE FEET
IRF	IRON ROD FOUND	POB	POINT OF BEGINNING	CONTROL MONUMENT
FND	COUNTY CLERK'S FILE NUMBER	POC	POINT OF COMMENCING INSTRUMENT	
CCFN	INSTRUMENT NUMBER			

BLOCK 5718

SEWELL CORPORATION VOL. 99108, PG. 1201 D.R.D.C.T.

LINE #	BEARING	DISTANCE
L1	N45°12'54"W	45.00'
L2	N44°47'06"E	20.00'
L3	S45°12'54"E	45.00'
L4	S44°47'06"W	20.00'

SEWELL CORPORATION VOL. 2000184, PG. 2685, D.R.D.C.T.

MILES BENNETT SURVEY ABSTRACT NO. 52

CAUSTO PROPERTY COMPANY VOL. 93233, PG. 2575, D.R.D.C.T.  
VOL. 94158, PG. 1645, D.R.D.C.T.  
VOL. 2002171, PG. 3434, D.R.D.C.T.LOT 3, BLOCK A/5715  
SEWELL LEXUS ADDITION  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.WATER EASEMENT  
ABANDONMENT  
0.021 ACRES  
(900 SQ. FT.)15' WATER LINE EASEMENT  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.5' STREET EASEMENT  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.20' R.O.W. DEDICATION  
VOL. 2889, PG. 63  
D.R.D.C.T.LEMMON AVENUE  
(A CALLED 90' RIGHT OF WAY)10' R.O.W. DEDICATION  
VOL. 4402, PG. 542  
D.R.D.C.T.S45°12'54"E 39.00'  
307.51'  
S45°01'09"E 3.00'  
1/2" IRF (CM)S44°47'06"W 15.00'  
N45°12'54"W 24.00'S 44°47'06" W 225.00'  
N 44°47'06" E 210.00'  
722.50'  
1045.01'  
MANOR WAY  
(A VARIABLE WIDTH RIGHT OF WAY)  
VOL. 2047, PG. 570, DRDCT

POB

L2

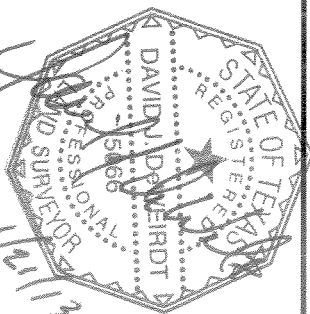
L3

L4

POC

S61°2'59"W 15.64'  
3' R.O.W. DEDICATION  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.NOTES:  
A FIELD NOTE DESCRIPTION WAS PREPARED ON  
EVEN DATE TO ACCOMPANY THIS SKETCH.  
BEARINGS SHOWN FOR HEREIN ARE BASED ON THE  
NORTHWESTERLY RIGHT-OF-WAY LINE OF MANOR WAY  
BEING NORTH 47°47'06" EAST, THE SAME AS RECORDED  
IN VOLUME 2002208, PAGE 98 DRDCT.10'x10' SBC. TELE. ESMIT.  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.

(FOR SPRG USE ONLY)

REVIEWED BY: JEDATE: 1-24-13SPRG NO. 2573SURVEYOR:  
BURY+PARTNERS-DFW, INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
PH: (972) 991-0011SEWELL LEXUS ADDITION  
LOT 3, BLOCK A/5715  
CITY OF DALLAS,  
DALLAS COUNTY, TEXASPARTIAL WATER LINE EASEMENT  
ABANDONMENT  
AMENDED PLATSCALE: 1"=60'  
DRAWN: DR  
DATE: 01/21/2013  
SHEET NO. 3 OF 3DAVID J. DEWEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066

SCALE: 1" = 60'

0 30 60



130851

28991

**15 FOOT X 15 FOOT WATER EASEMENT  
AMENDED PLAT OF SEWELL LEXUS ADDITION  
LOT 3, BLOCK A/5715  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 225 SQUARE FOOT (0.005 ACRES) TRACT OF LAND SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NUMBER 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF LOT 3, BLOCK A/5715 OF SEWELL LEXUS ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE FINAL PLAT THEREOF FILED FOR RECORD IN VOLUME 2001049, PAGE 80, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AS AMENDED IN VOLUME 2002208, PAGE 98, D.R.D.C.T., AND DESCRIBED TO CALISTO PROPERTY COMPANY IN THE CORRECTION TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 93233, PAGE 2575, D.R.D.C.T., THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 94158, PAGE 1645, D.R.D.C.T., THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2002171, PAGE 3434, D.R.D.C.T., AND TO SEWELL CORPORATION IN THE QUITCLAIM DEED RECORDED IN VOLUME 2000184, PAGE 2685, D.R.D.C.T., SAID 225 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF A 5-FOOT STREET EASEMENT DEDICATED BY SAID PLAT OF SEWELL LEXUS ADDITION RECORDED IN VOLUME 2001049, PAGE 80, D.R.D.C.T., AS AMENDED IN VOLUME 2002208, PAGE 98, D.R.D.C.T. FOR LEMMON AVENUE, (A CALLED 90-FOOT RIGHT-OF-WAY) WITH THE NORTHWESTERLY LINE OF MANOR WAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE INTERSECTION OF SAID 5-FOOT STREET EASEMENT WITH THE NORTHWESTERLY LINE OF SAID LOT 3, BEARS NORTH 32°21'09" WEST, A DISTANCE OF 171.98 FEET;

THENCE SOUTH 06°12'59" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 15.64 FEET TO A POINT FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MANOR WAY, (53 FEET WIDE AT THIS POINT);

THENCE SOUTH 44° 47'06" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MANOR WAY AND THE SOUTHEAST LINE OF SAID LOT 3, BLOCK A/5715, A DISTANCE OF 722.50 FEET TO THE MOST EASTERLY SOUTH CORNER OF A CALLED 15-FOOT WIDE WATER LINE EASEMENT AS SHOWN ON SAID PLAT OF SEWELL LEXUS ADDITION RECORDED IN VOLUME 2001049, PAGE 80, D.R.D.C.T., AS AMENDED IN VOLUME 2002208, PAGE 98, D.R.D.C.T.;

THENCE NORTH 45°12'54" WEST ALONG A NORTHEASTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 24.00 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: JL Date: 1-24-13 SPRG NO: 2572

130851

28991

**15 FOOT X 15 FOOT WATER EASEMENT  
AMENDED PLAT OF SEWELL LEXUS ADDITION  
LOT 3, BLOCK A/5715  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 44°47'06" EAST ALONG A SOUTHEASTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 210.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45°12'54" WEST OVER AND ACROSS SAID 15-FOOT WATER LINE EASEMENT AND OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 15.00 FEET TO A CUT "X" SET FOR THE **POINT OF BEGINNING** IN THE NORTHWESTERLY LINE OF SAID 15-FOOT WATER LINE EASEMENT;

THENCE SOUTH 44°47'06" WEST ALONG SAID NORTHWESTERLY LINE, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 15.00 FEET TO A "MAG" NAIL WITH WASHER STAMPED "BURY+PARTNERS" SET FOR CORNER;

THENCE NORTH 45°12'54" WEST, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 15.00 FEET TO A "MAG" NAIL WITH WASHER STAMPED "BURY+PARTNERS" SET FOR CORNER;

THENCE NORTH 44°47'06" EAST, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 15.00 FEET TO A "MAG" NAIL WITH WASHER STAMPED "BURY+PARTNERS" SET FOR CORNER;

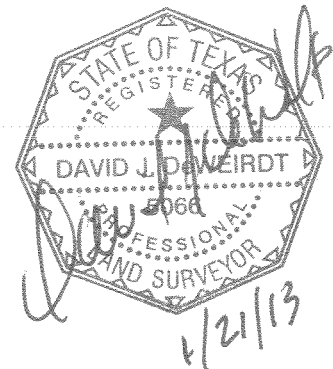
THENCE SOUTH 45°12'54" EAST, OVER AND ACROSS SAID LOT 3, BLOCK A/5715, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 225 SQUARE FEET OR 0.005 ACRES OF LAND.

**NOTES:**

THE BEARINGS CALLED FOR HEREIN ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MANOR WAY BEING NORTH 44°47'06" EAST, THE SAME AS RECORDED IN VOLUME 20002208, PAGE 98, DEED RECORDS OF DALLAS COUNTY, TEXAS.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



(For SPRG use only)

Reviewed by: JL Date: 1-24-13 SPRG NO: 2572

130851

28991

EXHIBIT B

## LEGEND

DRDCT	DEED RECORDS DALLAS COUNTY, TEXAS	VOL.	PAGE	VOLUME
MAG	"MAG" NAIL WITH WASHER STAMPED "BURY+PARTNERS" SET	PG. MON.	PAGE MONUMENT	SQ. FT. SQUARE FEET
IRF	IRON ROD FOUND	CM	CONTROL MONUMENT	
FND	FOUND		POINT OF BEGINNING	
CCRN	COUNTY CLERK'S FILE NUMBER		POINT OF COMMENCING INSTRUMENT	
INST. NO.	INSTRUMENT NUMBER	POC	POINT OF COMMENCING INSTRUMENT	

MILES BENNETT SURVEY  
ABSTRACT NO. 52

SEWELL CORPORATION  
VOL. 2000184, PG. 2685, D.R.D.C.T.

CAUSTO PROPERTY COMPANY  
VOL. 93233, PG. 2575, D.R.D.C.T.  
VOL. 94158, PG. 1645, D.R.D.C.T.  
VOL. 2002171, PG. 3434, D.R.D.C.T.

5' STEEL EASEMENT  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.

BLOCK 5718

LINE #	BEARING	DISTANCE
L1	S44°47'06"W	15.00'
L2	N45°12'54"W	15.00'
L3	N44°47'06"E	15.00'
L4	S45°12'54"E	15.00'

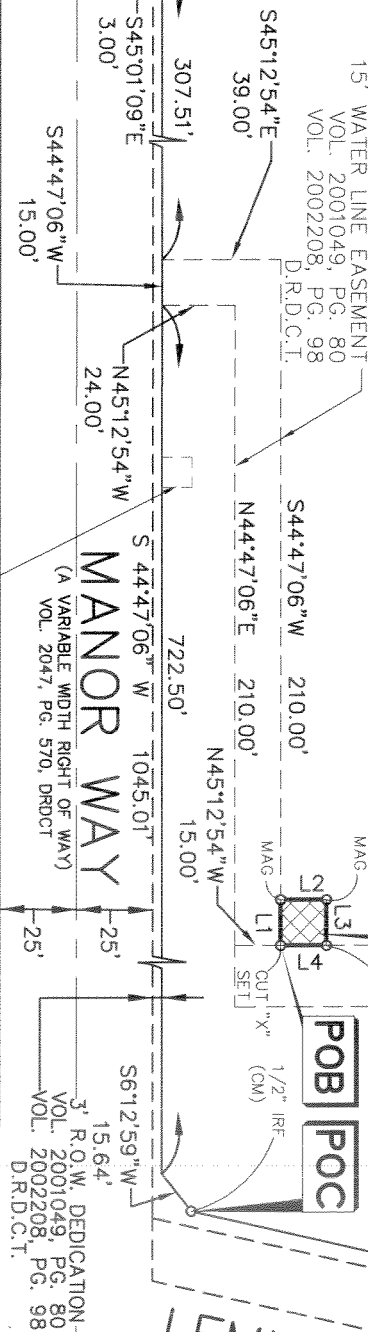
LOT 3, BLOCK A/5715  
SEWELL LEXUS ADDITION  
VOL. 2001049, PG. 80  
VOL. 2002208, PG. 98  
D.R.D.C.T.

**WATER EASEMENT**  
0.005 ACRES  
(225 SQ. FT.)

20' R.O.W. DEDICATION  
VOL. 2889, PG. 63  
D.R.D.C.T.

N32°21'09"W  
171.98'

SEWELL CORPORATION VOL.  
99108, PG. 1201 D.R.D.C.T.



LEMMON AVENUE  
(A CALLED 90' RIGHT OF WAY)

10' R.O.W. DEDICATION  
VOL. 4402, PG. 542  
D.R.D.C.T.

NORTH

SCALE: 1" = 60'

NOTES:  
A FIELD NOTE DESCRIPTION WAS PREPARED ON  
EVEN DATE TO ACCOMPANY THIS SKETCH.  
BEARINGS SHOWN FOR HEREIN ARE BASED ON THE  
NORTHWESTERLY RIGHT-OF-WAY LINE OF MANOR WAY  
BEING NORTH 47°47'06" EAST, THE SAME AS RECORDED  
IN VOLUME 2002208, PAGE 98 DRDCT.

(FOR SPRG USE ONLY)

REVIEWED BY: SEDATE: 1-24-13SPRG NO. 2572

15'x15' WATER EASEMENT

AMENDED PLAT

SURVEYOR:  
BURY+PARTNERS-DFW, INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
PH: (972) 991-0011

SEWELL LEXUS ADDITION  
LOT 3, BLOCK A/5715  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

SCALE: 1"=60'  
DRAWN: DR  
DATE: 01/21/2013  
SHEET NO. 3 OF 3

